# \$569,900 - 13309 105 Street, Grande Prairie

MLS® #A2228725

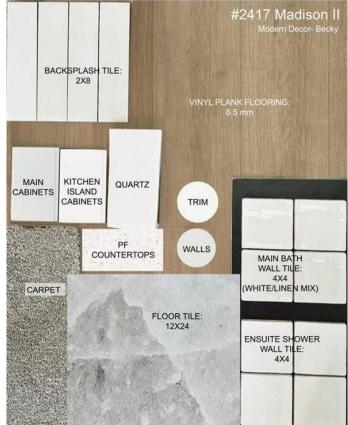
### \$569,900

3 Bedroom, 2.00 Bathroom, 1,634 sqft Residential on 0.10 Acres

Arbour Hills, Grande Prairie, Alberta

Dirham Homes Job #2417 - The Madison -Welcome to this beautifully designed brand new modified bi-level home, offering modern style and functional living spaces. Featuring 3 bedrooms and 2 bathrooms, this home is perfect for families looking for comfort and convenience. The standout feature of this home is the primary bedroom, privately located above the garage, offering a spacious retreat complete with a walk-in closet and a luxurious ensuite bathroom. The laundry room is also conveniently located upstairs. The main floor boasts a bright and airy open concept living space, perfect for both daily living and entertaining. The kitchen is outfitted with beautiful cabinetry, quartz countertops, a pantry with appliance shelf, a bar area with floating shelves and bar fridge space, and a large central island with eating bar, making it the heart of the home. Two good sized bedrooms and a full bathroom complete the main floor layout. This beautifully crafted home is ideal for those seeking and open design with practical features. Don't miss your chance to make it yours!





Built in 2025

#### **Essential Information**

MLS® # A2228725 Price \$569,900

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,634

Acres 0.10 Year Built 2025

Type Residential Sub-Type Detached

Style Modified Bi-Level

Status Active

# **Community Information**

Address 13309 105 Street

Subdivision Arbour Hills

City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8X 0W5

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Double Vanity, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)

Appliances None

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Features None

Lot Description Back Yard, See Remarks

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 11th, 2025

Days on Market 16
Zoning RG

## **Listing Details**

Listing Office RE/MAX Grande Prairie

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